

State of Alabama

County

Know All Men By These Presents.

That in consideration of Two hundred and No/100's (\$200.00) - - - - - DOLLARS

to the undersigned grantors Roy B. Moore and wife, Juanita Moore,

in hand paid by Fred Austin and wife, Maggie Austin,

the receipt whereof is acknowledged we the said Roy B. Moore and wife, Juanita Moore,

do grant, bargain, sell and convey unto the said Fred Austin and wife, Maggie Austin,

as joint tenants, with right of survivorship, the following described real estate; situated in

SHELBY

County, Alabama, to-wit:

A part of S½ of NW¼ Section 6 Township 21 S. Range 2 East, more particularly described as follows: Commencing at an iron pin at the NE corner of lot formerly known as P. T. Ray lot on the South margin of McGowan's Ferry Road, (which point is 526 feet more or less, East of intersection of East line of Wilsonville-Vincent Highway with South line of McGowan Ferry Road), which point is also the NW corner of Mrs. Emma Lindsey home lot; thence run in an Easterly direction along South margin of McGowan Ferry Road a distance of 200 feet to an iron pin and the point of beginning of lot herein described; thence run South 0 deg. 16 min. West a distance of 150 feet; thence run in an Easterly direction and parallel with South line of McGowan Ferry road a distance of 100 feet; thence run North 0 deg. 16 min. East a distance of 150 feet to South side of McGowan Ferry road; thence along the South side of McGowan Ferry road North 89 deg. 44 min. West a distance of 100 feet to point of beginning, said lot being further designated as Lot Number One of the Lindsey Survey, according to a plat of R. E. Butler, Registered Land Surveyor, dated August 12-13, 1955.

TO HAVE AND TO HOLD Unto the said Fred Austin and wife, Maggie Austin,

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, We have hereunto set our hand and seal,

this 16th day of April, 1960.

WITNESSES:



Roy B. Moore (Seal.)
Juanita B. Moore (Seal.)
(Seal.)
(Seal.)

TO

4925 Maryland Ave
Blen, Ala

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of 19

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of ALABAMA

SHELBY

COUNTY

I, Sadie Belton

, a Notary Public in and for said County, in said State,

hereby certify that Roy B. Moore and wife, Juanita Moore, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April

1960

Sadie Belton

As Notary Public

State of

Shelby

COUNTY

I, , a Notary Public in and for said County, in said State, do hereby certify that on the day of , 19 , came before me the within named known to me to be the wife of the within named who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the

day of

19

As Notary Public

STATE OF ALA SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

2-17-62
RECORDED & INDEXED
\$3.50 TAX HAS BEEN
PD ON INSTRUMENT.

Conrad W. Fowler
JUDGE OF PROBATE

BOOK 210 PAGE 271